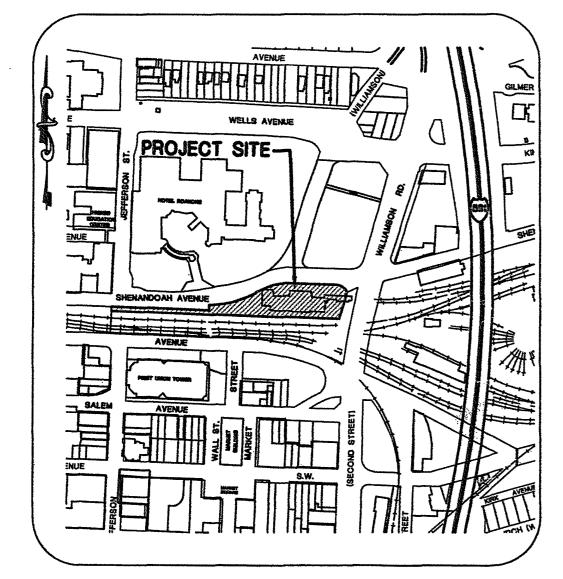
Vicinity Map



City Construction Requirement Notes

Notice:

All Landowners, Developers and Contractors

Failure to comply with the Construction Procedure Requirements listed below may result in the costly removal of structures, time delays of the issuance of a stop work order.

City Inspections: To insure the coordination of timely and proper inspections, a pre-construction conference shall be initiated by the contractor with the Department of Planning and Community Development, division of Land Development Review/Zoning. Call (540) 981-2250 to arrange a conference at least three (3) days prior to anticipated construction.

Street Opening Permit: Prior to the commencement of any digging, alteration or construction within the the public rightof-way (streets, alleys, public easements), a street opening permit shall be applied for and obtained by the contractor from the City of Roanoke.

Plans and Permits: A copy of this plan as approved by the City (signed by the proper City officals) and all permits issued by the City shall be available at the construction site at all times of ongoing construction.

Location of Utilities: The contractor shall verify the location of all existing utilities prior to the commencement of any construction.

Construction Entrance: The contractor shall install an adequate construction entrance for all construction related egress from the site. Size and composition of construction entrance shall be determined by the City site plan inspector.

Streets to Remain Clean: It shall be the responsibility of the contractor to insure that the public street adjacent to the construction entrance remains free of mud, dirt, dust and/or any type of construction materials or litter at all times

Barricades/Ditches: The contractor shall maintain the integrity of all excavated ditches and shall furnish and ensure that all barricades proper and necessary for the safety of the public are in place.

Sewer and Pavement Replacement: Construction of sanitary sewers and the replacement of pavement shall be in accordance with approved standards and specifications of the City of Roanoke.

Approved Plans/Construction Changes: Any changes or variation from construction design as shown on the officially approved plans shall be approved by the land development agent prior to said changes or variation in construction being made.

Final Acceptance/City: The owner or developer shall furnish the land development agent with a final correct set of as-built plans prior to final acceptance by the City.

City Inspection Requirements

The contractor or developer is responsible for modifying the City Site Plan Inspector, at least three (3) days in advance of the following City inspections:

- Complete installation of erosion and sediment control
- Sub-grade excavation.
- Installation of storm drain facilities.
- Setting curb and gutter forms. Placing curb and gutter.
- Placing other concrete. Placing gravel base. 8. Placing any roadway surface.
- 9. Installing water lines. 10. Installing sanitary sewer lines.

Parking and Loading Information

- 1. List the number of on-site parking spaces required by Section 36.1-429(b) of the city zoning ordinance. N/A
- 2. List the number of on-site parking spaces provided on this site.
- 3. List the number of handicap parking spaces required. N/A
- 4. List the number of handicap parking spaces provided on this site.

Loading Spaces

- 1. List the number of loading spaces required by Section 36.1-434 of the city zoning ordinance. N/A
- 2. List the number of loading spaces provided by this plan.

Sewer and Water Services/ Availability

- (a) Sewer main, adequate and accessible to serve this proposed development is located within an abutting street or public Yes X No ___
- Sewer main extension is required to serve this development. Plan and profile of the proposed extension are included as a part of this submittal.
- (c) Water main, adequate and accessible to serve this proposed development is located within an abutting street or public Yes X No ___
- (d) Water main extensions will be required to serve this development. Plan preparer has advised the owner that it is his, or her, responsibility to contact the City Water Department at (540) 853-2455 to initiate and execute a water main extension agreement, in order to provide this development with water services in a timely manner. Yes ____ No _X

Storm Water Management

- (a) This development project has been analyzed to determine the need for storm water management, consistent with methodologies defined in the City of Roanoke's engineering Yes ___ No _X
- Pre-development and post-development drainage calculations, consistent with the requirements of the City of Roanoke's engineering standards are included as a part of this submittal. Yes ____ No _X
- (c) Pre-development and post-development calculations verifying that storm water management is not required are included as a part of this submittal. Yes ____ No _X_

Notice to Plan Preparer

If information as requested on this sheet is applicable to the development proposed by the enclosed plan, or is otherwise required by City ordinance or state law, such information must be shown and provided hereon by the plan preparer. If this information is so required, but not provided hereon, the land development agent may require that all such applicable and required information be provided prior to acceptance of the plans by the City.

Legend

Property line	
Right-of-Way	
Centerline	
Minimum Building Line	
Existing Storm Sewer	SD $$
Existing Sanitary Sewer	SS
Existing Water Main	-
Existing Contour	166
Proposed Contour	100
Proposed Drainage Divide	
Proposed Limits of Clearing	
Proposed Storm Sewer	18"SD
Proposed Sanitary Sewer	8°SS
Proposed Water Main	6"W

Plan Sheet Index

- C-1.0 Cover Sheet C-1.1 Existing Conditions, Demolition Plan
- C-1.2 Existing Conditions, Demolition Plan C-1.3 Site Plan
- C-1.4 Site Plan
- Details
- L-1.1 Materials Plan
- L1.2 Enlarged Area Layout Plans
- L-1.3 Enlarged Area Detail Plans L-1.4 Grading and Drainage Plan
- L1.5 Planting Plan
- L-2.1 Elevations L-5.1 Planting Details
- L-5.2 Paving Details
- L-5.3 Paving & Signage Details
- L-5.4 Miscellaneous Details

Bonded Improvements/Erosion and Sediment Control

ITEMS		QUANTITY	UNIT PRICE	TOTAL
	ì			
	-	,		
TOTALS				

VIRGINIA, CHARTERED 1882 Zoning Information

1.	Property is currently zoned:	C-3	
2.	Property is not subject to any	y special conditions.	X
3.	Property is subject to certain "Zoning or Special Condition		

Building, Grading Information

- 1. Offical tax number of all parcels within the project boundaries: 3013603, 3013604
- 2. Total acreage of all tax parcels as identified in the above section 1.: 1.109 Ac
- 3. Total acreage to be disturbed (cleared, graded, excavated,

Land Use Information

1.	Gross floor area of existing and proposed buildings.
	List the total square footage of all buildings situated on
	the lot or parcels of land to be developed and the total square footage of all new buildings proposed by this plan

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	List the total square footage of all buildings situated on
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Bonsus and the state of the sta	is ja manja kung mengampanan manganan menganak kung manganak ang menganak ang menganak ang menganak ang mengan	
Comprehensive Sheet	Development 1 of 15	Plan

Roanoke Passenger Station Phase Three - Site Work

Location: 209 Shenandoah Avenue, N.W. Roanoke, Virginia 24011

Approval:

Title:

Planning Commission Agent

Property Owner Information

zip: 24011

zip: 24011-2104

Total Cost

Name: Western Virginia Foundation

Address: 1 Market Square, S.E., 5th Floor

Roanoke, VA

Name: Spectrum Design, P.C.

Roanoke, VA

Telephone: (540) 342-6001

and date of City approval.

Comp. Dev. Plan Review

Telephone: (540) 342-6001

Developer/Contractor

Name: Same

Plan Preparer

for the Arts and Sciences

Address: 10 Church Avenue, S.E., Plaza Suite 1

Zoning or Special Conditions

List any special conditions to which this property is subject

as a result of the City's approval of any rezoning, variance,

special exception, or appeal by ordinance or case number,

Required Permits/Utility Cost

Sewer connections yes no connection cost

Utility/commercial yes ___ no ___ permit cost

Water connections yes no connection cost

yes ____ no ____ permit cost

Property Owner

City Engineer